

April 18, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0163

Swift Creek Realty Partners LLC

Matoaca Magisterial District
Grange Hall Elementary; Swift Creek Middle; and Clover Hill High School
(new Cosby Road High School) Attendance Zones
East of Otterdale Road

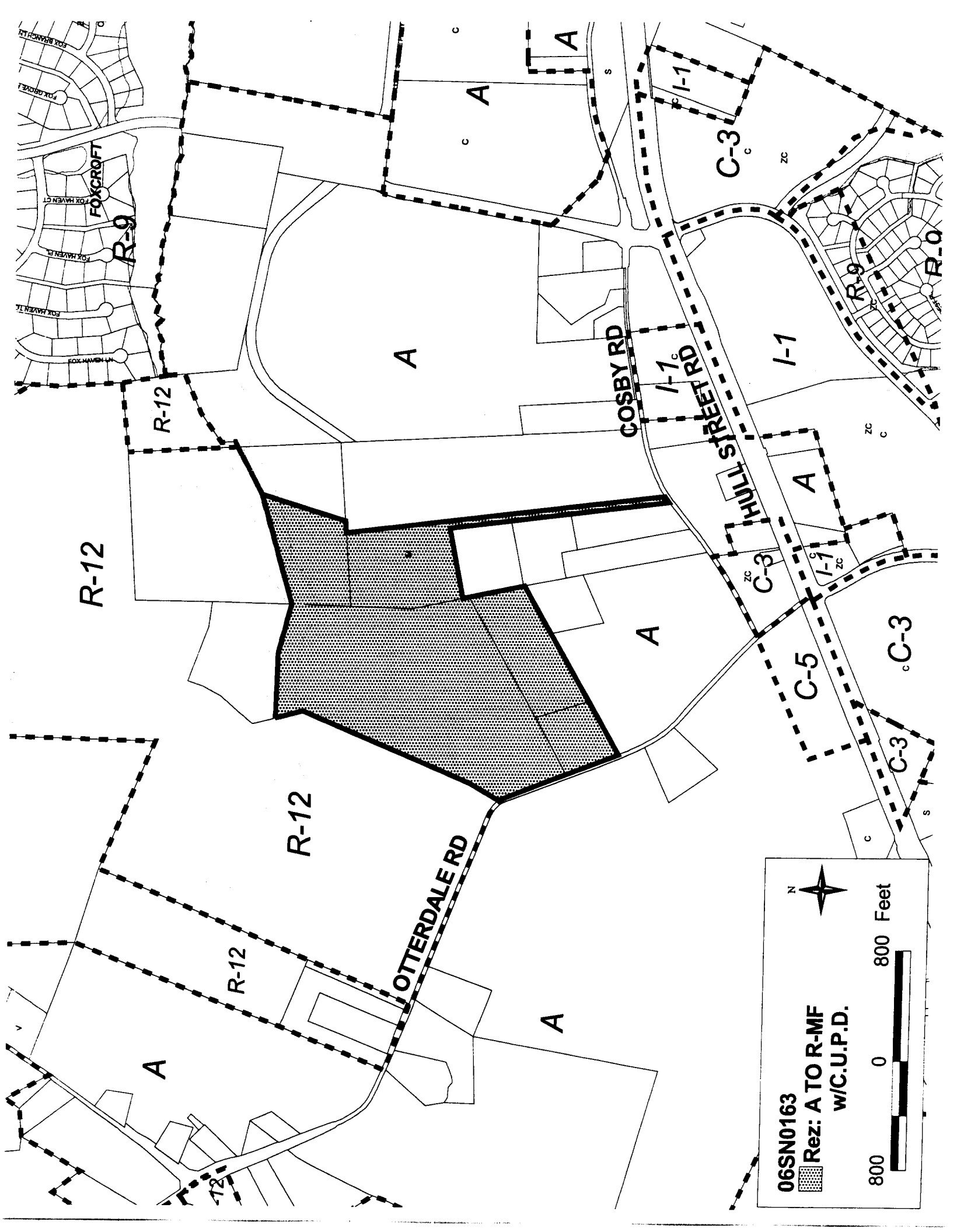
REQUEST: Rezoning from Agricultural (A) to Multifamily Residential (R-MF) with a Conditional Use Planned Development to permit exceptions to Ordinance requirements. Specifically, exceptions to development standards for multifamily use as well as various use exceptions are requested.

PROPOSED LAND USE:

A residential development with various housing types is planned. A maximum of 520 dwelling units are proposed, yielding a density of approximately 7.0 dwelling units per acre. In addition, recreational facilities to serve the development, model homes and an adult care center are planned.

RECOMMENDATION

On March 31, 2006, the applicant submitted revised proffers and Textual Statement. Staff has not had sufficient time to review these latest changes and, therefore, recommends deferral to the Commission's June 20, 2006, public hearing. If this case is deferred to June 20, 2006, any new or revised information should be submitted no later than April 17, 2006. Otherwise, a longer deferral may be appropriate.



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Rez: A TO R-MF
w/C.U.P.D.



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